



14 The Glebe, Thorverton, EX5 5LS

Guide Price £225,000

14 The Glebe

Thorverton, Exeter, EX5 5LS

- Wonderful apartment in a village setting
- Former rectory conversion
- 2 double bedrooms
- Fantastic village/countryside views
- Modern kitchen/dining room
- Living room with dual aspect vistas
- Large attic storage
- Off-road parking
- No chain

Located in a cul-de-sac location within the sought after village of Thorverton in the Exe Valley, this former Grade II listed Rectory was converted in the late 1970's into stylish and spacious apartments. Although leasehold (959 years remaining) the property comes with a share of the freehold as a director of the management company so there's control over maintenance and service schedules and charges. Also worth noting is that from the imposing front door, once in the hall, the access to apartment 14 has it's own access and stairway to the first floor so it feels private and well kept. The other notable point is the room sizes and the amount of storage for a property of this type, large cupboards and stores internally are a great addition, as are the built in wardrobes.





Having undergone a series of improvements, this first floor apartment is presented in excellent order, has gas central heating and the added benefit of a large loft. The large sash windows allow plenty of light to flood the rooms and also give the wonderful views over the village rooftops to the surrounding countryside. There's a cosy dual aspect living room, a spacious kitchen/dining room which has been recently updated, two double bedrooms and a family bathroom. The décor is neutral and the whole property is ready to move in to with no onward chain.

Outside, the driveway leads in to a parking/turning area with an allocated parking space and there is use of the communal gardens with the apartment too.

Buyers' Compliance Fee Notice

Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

Please see the floorplan for room sizes.

Current Council Tax: Band B – Mid Devon

Approx Age: 1800s (original building)

Construction Notes: Standard

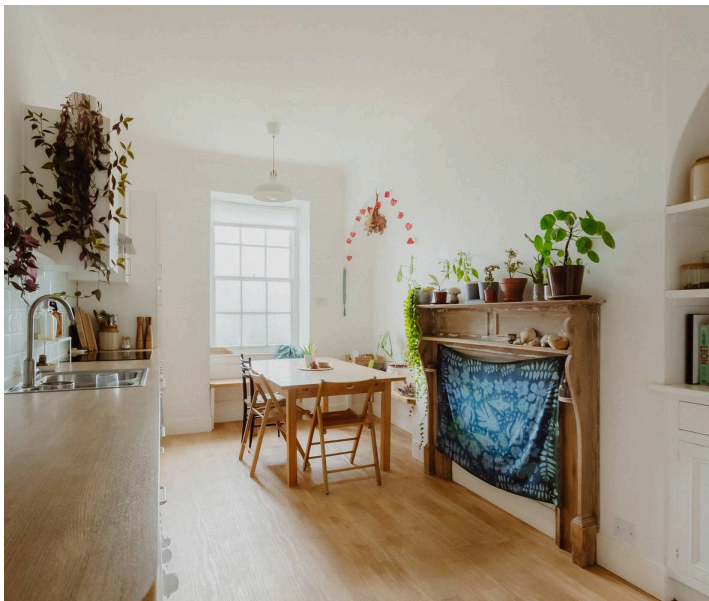
Utilities: Mains electric, water (metered), gas, telephone & broadband

Drainage: Mains

Heating: Gas fired

Listed: Yes – Grade II

Conservation Area: No



Tenure: Leasehold with a share of freehold: The vendor advises they own a share of the freehold and form part of the Management Company with the other owners. The property has the benefit of a 999 year lease from 1979. Maintenance charges are £62.80 per calendar month (Jan 2025), which includes buildings insurance, grass-cutting and general maintenance.

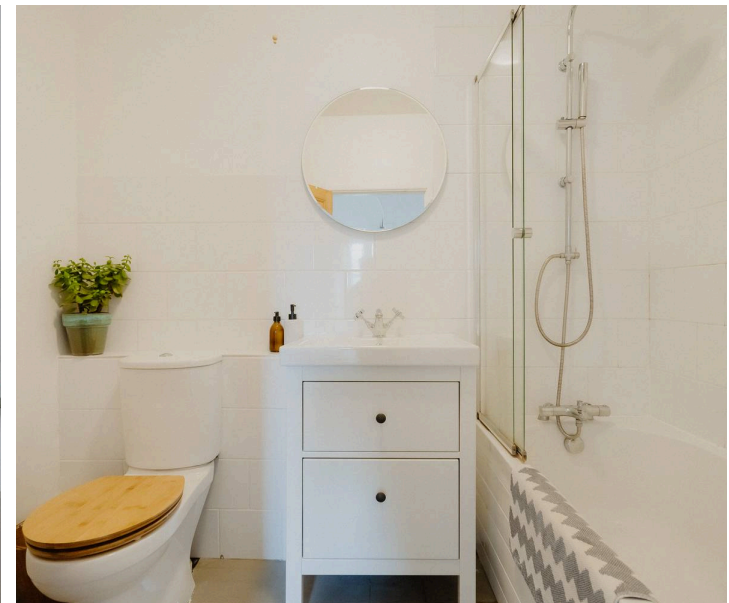
THORVERTON is a very sought after village lying a few miles north of Exeter and with easy access to the M5 motorway. The village is extremely pretty having a number of old thatched cottages around a pretty village green with stream. The village has a church, two public houses, and thatched cob cottages. It also has a doctor's surgery, local store, post office and an excellent primary school with a good reputation. There is a school bus service to Crediton for the older children.

DIRECTIONS

For sat-nav use EX5 5LS and the What3Words address is [///daydream.drivers.radically](https://www.what3words.com////daydream.drivers.radically) but if you want the traditional directions, please read on.

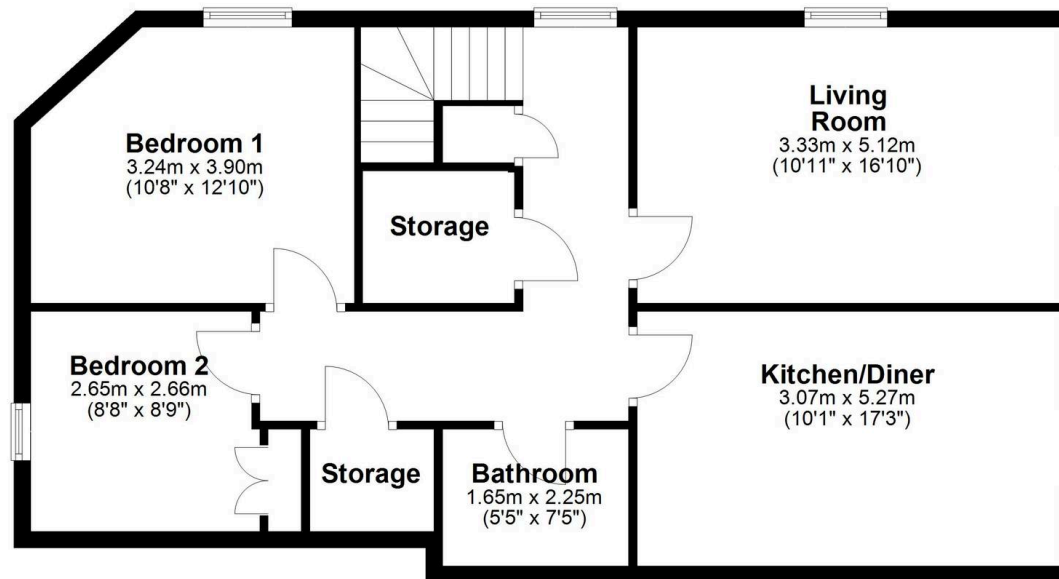
From Exeter, take the A396 from Cowley Bridge roundabout towards Bickleigh and pass through the villages of Stoke Canon and Rewe. Turn left at the Ruffwell Inn signposted Thorverton and proceed through the village, over the bridge and past The Thorverton Arms and The Exeter Inn, continue along Bullen Street and follow the road around to the left when it forks. Take the first left into The Glebe then turn immediately right into The Old Rectory.

From Crediton, head to Thorverton by going through Shobrooke and once into the village, take the first right and then first left into The Glebe, turn immediately right into The old rectory.



Ground Floor

Approx. 68.8 sq. metres (740.3 sq. feet)



Total area: approx. 68.8 sq. metres (740.3 sq. feet)



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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.